

NOTICE OF PUBLIC MEETING
Zoning Board of Appeals

Town of Chatham
Columbia County
New York

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the Town of Chatham has scheduled a meeting on January 23, 2020 at 7:00 PM at the Chatham Town Hall located at 488 Rt. 295, Chatham, NY. The following matters will be discussed at the meeting:

Call meeting to order

Approval of Minutes: October 24th, 2019 meeting

Public Hearing:

Old Business:

New Business:

1. An Application for an amendment to a Special Use Permit from Flying Deer Nature Center located at 122 Daley Rd., Tax ID#57.1-25, to allow an Annual Winter Solstice event in December.

Discussion:

Adjournment

Dated January 13, 2020

Erin Reis, Secretary
Zoning Board of Appeals

Town of Chatham
Meeting Minutes January 23, 2020

Zoning Board of Appeals
Final Copy

ZBA Members Present:
Daniel Persing, Chairperson
Stephen Day
Adrian Ooms
Chris Spencer
Christie Ellis

Public Present:
Michelle Apland, Vance Pitkin
Linda Laurange

The meeting was called to order at 7:12 PM and the Pledge of Allegiance was recited.

A Motion to approve the October 24, 2019 meeting minutes as amended was made by Ms. Ellis with a second from Mr. Day, all in favor motion carried.

New Business:

An Application for an Amendment to a Special Use Permit from Flying Deer Nature Center located at 122 Daley Rd., Tax ID#57.1-25, to allow an annual Winter Solstice Event in December .

Chairman Persing explains to the Board the process the Applicant had already gone through for the Special Use Permit and this is just to add the one event to the existing approval. Ms. Apland states she is the executive director and this is their second full year at this location and all the neighbors have been very supportive and they currently had the Annual Family Day event as part of the original approval. Ms. Apland explains they would like to add the Winter Solstice event which begins at 6:30pm and is over by 8:30pm, they do a hike, a candle lit walk and a fire with songs and they would like to be able to invite the general public to make as well. Mr. Day states they are looking to have 150 people, Ms. Apland states the most they have counted so far was 100, but that would be the maximum. Mr. Spencer states the Highway Department sent an email concerned about the traffic in the winter and they had thought there were closed during the winter months. Ms. Apland states they traditionally don't have programs in the winter but they are not closed, Mr. Persing adds a condition of the approval was that any new programs would not substantially increase traffic. Ms. Apland states this event does not bring any more traffic than a traditional day of summer camp, Mr. Persing asks if a traffic study was done for this event, such as number of vehicles and include that in the application. Ms. Apland states there has been roughly 50 kids, 20 staff plus family and it would be unlikely that one person would come alone in a car. Mr. Spencer suggests including what they do for winter maintenance, Mr. Day adds the Highway Department would be concerned about the road conditions in the winter. Ms. Apland adds that they had paid for chip and seal on part of Daley Road as part of the conditions when they moved to this location and they have a staff member directing traffic. Mr. Persing states the Board has to look at this as a whole new application and they will need a copy of the deed, easements, a map and pictures of what is there now. Mr. Spencer asks if this is part of the 180 days of programs, Ms. Apland states yes and there is a day program that runs this day. Mr. Persing states they need to include

the historical attendance for the last two years of this program. Mr. Spencer suggests getting letters of support from the neighbors as well. Mr. Persing states once the application is deemed complete they can schedule the public hearing, Mr. Spencer suggests they consult the Highway Department and Ms. Ellis suggests including a diagram of the parking as well.

A motion to deem the Application for an Amendment to the Special Use Permit as incomplete was made by Mr. Day with a second from Ms. Ellis, all in favor motion carried.

Other Business:

Ross/Cunrow Escrow Fees:

Mr. Persing states he would like the Boards input on giving the Town Board the history of the Application at the next Town Board Meeting when Mr. Ross appeals his escrow fees. Ms. Ellis asks what the process is for escrows collected and reimbursed and states there was extra work that had gone into the review of this Application. Mr. Persing and Ms. Ellis state they will put something in writing to the Town Board of the timeline for this Application.

A motion to put a letter of a summary of events together to the Town Board was made by Ms. Ellis with a second from Mr. Spencer, all in favor motion carried.

Town Attorney:

Mr. Persing states they have an interim Attorney, Tal Rappleyea and that the Board has a right to choose their own attorney and that he has known Tal for a long time and he does work for other municipalities as well and if the Board has any other thoughts they could hold a special meeting to look into alternatives.

A motion to adjourn the meeting was made by Mr. Day with a second from Mr. Ooms and the meeting adjourned at 8:31 PM.

Daniel Persing, ZBA Chairman
February 3rd, 2020

Respectfully submitted by
Erin Reis, ZBA Clerk

**NOTICE OF PUBLIC MEETING
Zoning Board of Appeals**

**Town of Chatham
Columbia County
New York**

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the Town of Chatham has scheduled a meeting on February 27, 2020 at 7:00 PM at the Chatham Town Hall located at 488 Rt. 295, Chatham, NY. The following matters will be discussed at the meeting:

Call meeting to order

Approval of Minutes: January 23rd, 2020 meeting

Public Hearing:

Old Business:

1. An Application for an amendment to a Special Use Permit from Flying Deer Nature Center located at 122 Daley Rd., Tax ID#57.1-25, to allow an Annual Winter Solstice event in December.

New Business:

2. An Application for an Area Variance from Becky & Zen Farion located at 482 Ford Rd., Tax ID#16.1-61, to allow two 40' cupola's that exceed the required 35' height.
3. An Application for an Area Variance from Jeffrey Melander & Kate Antonovich located at 116 Chapel Dr. Ext., Tax ID#24.1-17, to allow a pool that requires a 20' side-yard variance of the required 50'.

Discussion:

Adjournment

Dated February 18, 2020

Erin Reis, Secretary
Zoning Board of Appeals

Town of Chatham
Meeting Minutes February 27, 2020

Zoning Board of Appeals
Final Copy

ZBA Members Present:
Daniel Persing, Chairperson
Stephen Day
Adrian Ooms
Chris Spencer
Tal Rappleyea – Town Attorney
Absent - Christie Ellis

Public Present:
Michelle Apland, Meg Agnew
Zenon & Becky Farion
Jeffrey Melander
Leya & Barry Jackson

The meeting was called to order at 7:03 PM and the Pledge of Allegiance was recited.

A Motion to approve the January 14, 2020 meeting minutes as written was made by Mr. Spencer with a second from Mr. Ooms, all in favor motion carried.

Old Business:

An Application for an Amendment to a Special Use Permit from Flying Deer Nature Center located at 122 Daley Rd., Tax ID#57.1-25, to allow an annual Winter Solstice Event in December.

Chairman Persing states they have received the documents that were requested by the Board and adds the Columbia Land Conservancy will have to be notified as an interested party along with the Abutters. Chairman Persing asks if they have had any further conversations with the Highway Department, Ms. Agnew states she will talk to Joe Rickert.

A motion to deem the Application for an Amendment to the Special Use Permit as complete and schedule the Public Hearing for March 26, 2020 was made by Mr. Day with a second from Mr. Spencer, all in favor motion carried.

New Business:

An Application for an Area Variance to a Special Use Permit from Becky & Zen Farion located at 482 Ford Rd., Tax ID#16.1-61, to allow two 40' cupola's that exceed the required 35' height.

Mr. Farion explains there are two cupola's that exceed the ridgeline of the house. Mr. Day asks if the house will be two or three stories, Mr. Farion states it will be two and the cupola's will be for storage and it is 35ft to the ridgeline and the cupola's extend above that to up to 40ft. Mr. Rappleyea states it is important to note that these will not be used as living space. Mr. Spencer asks if there will be a floor there, Mr. Farion states yes it will be like a loft. Mr. Spencer asks if the windows will be operable, Mr. Farion states they will be. Chairman Persing states they need to make sure they have the current land owners names to notify the abutters. Mr. Spencer asks if there is a tree line between the neighbors, Mr. Farion states the house will be surrounded by trees and the house will be set back from the road and will not be visible.

A motion to deem the Application for an Area Variance as complete and schedule the Public Hearing for March 26, 2020 was made by Mr. Day with a second from Mr. Spencer, all in favor motion carried.

An Application for an Area Variance from Jeffrey Melander & Kate Antonovich located at 116 Chapel Dr. Ext., Tax ID#24.1-17, to allow a pool that requires a 20' side-yard variance of the required 50'.

Mr. Melander explains the maps and the topography of the land, woods and stream and that this location is really the only place the pool could go. Mr. Spencer asks if he has any pictures of the land, Mr. Melander explains the slopes and that he also didn't want to put it too close to the lake and it also won't be visible from Route 203. Mr. Day asks what the dimensions of the pool are, Mr. Melander states it is 20'x40' plus 3' of concrete. Mr. Day asks if the 30' set-back is to the fence, Mr. Melander states it is. Mr. Spencer asks what will happen with the backwashing when cleaning the filters, Mr. Melander state he's not sure it is a closed system and there will be gravel around to prevent run-off as well. Chairman Persing adds they need to put the abutters names on the maps as well.

A motion to deem the Application for an Area Variance as complete and schedule the Public Hearing for March 26, 2020 was made by Mr. Day with a second from Mr. Spencer, all in favor motion carried.

A motion to adjourn the meeting was made by Mr. Day with a second from Mr. Ooms and the meeting adjourned at 7:39 PM.

Daniel Persing, ZBA Chairman
March 5th, 2020

Respectfully submitted by
Erin Reis, ZBA Clerk

NO ZBA MTG

MAR 2020

APR 2020

NOTICE OF PUBLIC MEETING
Zoning Board of Appeals

Town of Chatham
Columbia County
New York

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the Town of Chatham has scheduled a meeting on May 28, 2020 at 7:00 PM via google meets at meet.google.com/ewn-pdpf-zgw or by phone US)+1 443-489-6150 PIN: 812 568 666#.

The following matters will be discussed at the meeting:

Call meeting to order

Approval of Minutes: February 27th, 2020 meeting

Public Hearing:

1. An Application for an Area Variance from Jeffrey Melander & Kate Antonovich located at 116 Chapel Dr. Ext., Tax ID#24.1-17, to allow a pool that requires a 20' side-yard variance of the required 50'.

Old Business:

New Business:

1. An Application for an Area Variance from Jeffrey Jeanette Neff located at Decker Road Tax ID#36.-1-49, to allow a 25 foot road frontage.

Discussion:

Adjournment

Dated May 22, 2020

Erin Reis, Secretary
Zoning Board of Appeals

Town of Chatham
Meeting Minutes May 28, 2020

Zoning Board of Appeals
Draft Copy

ZBA Members Present:
Daniel Persing, Chairperson
Stephen Day
Adrian Ooms
Chris Spencer
Tal Rappleyea – Town Attorney
Absent - Christie Ellis

Public Present:
Vance Pitkin, Jeff Melander
Josh Schapiro, Richard Sardo

The meeting was called to order at 7:05 PM via google meets online.

A Motion to approve the February 27, 2020 meeting minutes as written was made by Mr. Day with a second from Mr. Spencer, all in favor motion carried.

Chairman Persing begins by explaining the format and meeting process.

Public Hearing:

An Application for an Area Variance from Jeffrey Melander & Kate Antonovich located at 116 Chapel Dr. Ext., Tax ID#24.1-17, to allow a pool that requires a 20' side-yard variance of the required 50'.

Chairman Persing reviews the comments received from the public.

A motion to open the Public Hearing was made by Mr. Day with a second from Mr. Spencer, all in favor motion carried.

Chairman Persing asks if there is anyone from the public that would like to speak, no response.

A motion to close the Public Hearing was made by Mr. Day with a second from Mr. Spencer, all in favor motion carried.

Mr. Spencer asks if they can review the application since it has been a few months, Mr. Melander explains the location of the pool and the variance for the side yard. Mr. Spencer asks if this is the most feasible location, Mr. Melander states it is due to the slopes of the yard, the driveway is in the front yard and the leech field and septic are within the setback area. Mr. Spencer states he is satisfied with the backwash concern. Chairman Persing states they now have the 5 findings of fact questions to consider:

1. Is there an undesirable change to the neighborhood – None.
2. Can the benefit be achieved in any other manner – No due to topography of the land and other structures, etc..
3. Is the variance substantial – Yes it's about a 40% variance
4. Is there an adverse effect on the physical environment – Yes, but minimal
5. Was it self-created – Yes

A motion to approve the Application for an Area Variance was made by Mr. Spencer with a second from Mr. Day, all in favor motion carried.

New Business:

An Application for an Area Variance from Jeanette Neff located at Decker Road Tax ID#36.-1-49, to allow a 25 foot road frontage.

Josh Schapiro the property owner explains the history of the 72 acre parcel, Chairman Persing confirms this is just for the potential 11 acre parcel on Decker Road for the frontage. Mr. Sardo states the parcel was 4 lots and was merged in 1960 and the driveway is there on Decker Road but is grown over. Chairman Persing asks about the access from Cotter Road, Mr. Sardo states they would have to do an easement with the other parcel but there is a private road. Chairman Persing asks if there is an easement already, Mr. Sardo states there isn't since it is one parcel now. Mr. Rappleyea states Chapter 180 has a map that shows calculations for an irregular lot and a variance may not be needed, Chairman Persing states they need to make that determination and would also like a photo of the location from Decker Road.

Motion to determine the application not complete was made by Mr. Spencer with a second from Mr. Ooms, all in favor motion carried.

Chairman Persing states the Application is tabled till June, Mr. Sardo states he will show the drive on Cotter Road, the wetland map and the picture of the Decker Road entrance. Chairman Persing states to add the Septic, wells and utilities as well.

A motion to adjourn the meeting was made by Mr. Day with a second from Mr. Ooms and the meeting adjourned at 8:06 PM.

Daniel Persing, ZBA Chairman
June 23rd, 2020

Respectfully submitted by
Erin Reis, ZBA Clerk

NOTICE OF PUBLIC MEETING
Zoning Board of Appeals

Town of Chatham
Columbia County
New York

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the Town of Chatham has scheduled a meeting on June 25, 2020 at 7:00 PM via google meets at meet.google.com/oex-jprg-zjv or by phone (US)+1 585-484-8705 PIN: 287 455 963#. The following matters will be discussed at the meeting:

Call meeting to order

Approval of Minutes: May 28th, 2020 meeting

Public Hearing:

Old Business:

1. An Application for an Area Variance from Jeffrey Jeanette Neff located at Decker Road Tax ID#36.-1-49, to allow a lot width that does not meet the minimum requirements.

New Business:

Discussion:

Adjournment

Dated June 22, 2020

Erin Reis, Secretary
Zoning Board of Appeals

Town of Chatham
Meeting Minutes June 25, 2020

Zoning Board of Appeals
Draft Copy

ZBA Members Present:
Daniel Persing, Chairperson
Stephen Day
Adrian Ooms
Chris Spencer
Christie Ellis
Tal Rappleyea – Town Attorney

Public Present:
Marissa Neff
Josh Schapiro, Richard Sardo

The meeting was called to order at 7:05 PM via google meets online.

A Motion to approve the May 28, 2020 meeting minutes as amended was made by Mr. Day with a second from Ms. Ellis, all in favor motion carried.

Old Business:

An Application for an Area Variance from Jeanette Neff located at Decker Road Tax ID#36.-1-49, to allow a 25 foot road frontage.

Mr. Sardo explains this is a 72 acre parcel they are looking to split into 3 parcels and parcel 2 does not seem to have the required frontage and as the Board requested he emailed the maps with the roadway on Decker and there are no wetlands on the entire parcel. Chairman Persing asks if there are any structures on parcel 2, Mr. Sardo states there are none. Chairman Persing states there is the question as to whether a variance is needed. Mr. Rappleyea states the application was denied by the building department and shares the map with the equation from the Town Code and explains that it does appear to meet the frontage and the Board can do an interpretation. Chairman Persing asks if the parcel has one tax map number, Mr. Sardo states it does. Chairman Persing states the Board can do an interpretation without having to do a Public Hearing. Chairman Persing asks the applicant to change it to interpretation instead of a variance, Mr. Sardo agrees and amends the application. Mr. Day asks if the entrance is pre-existing, Mr. Sardo states it is and he emailed in the photos.

Motion to determine the application as an interpretation and to permit the use of the access for the parcel was made by Mr. Day with a second from Ms. Ellis.

Chairman Persing	Aye
Stephen Day	Aye
Adrian Ooms	Nay
Chris Spencer	Aye
Christie Ellis	Aye
Motion Carried	

Chairman Persing asks if the Board feels a Public Hearing is necessary, Mr. Day states the entrance is pre-existing therefore it is not needed. Ms. Ellis adds that the application wouldn't be before them if a variance is not needed.

Motion to determine a variance is not needed was made by Mr. Day with a second from Ms. Ellis.

Chairman Persing	Aye
Stephen Day	Aye
Adrian Ooms	Nay
Chris Spencer	Aye
Christie Ellis	Aye
Motion Carried	

A motion to adjourn the meeting was made by Mr. Day with a second from Ms. Ellis and the meeting adjourned at 7:41 PM.

Daniel Persing, ZBA Chairman
July 29th, 2020

Respectfully submitted by
Erin Reis, ZBA Clerk

NO ZBA MTG

JULY 2020

AUG 2020

NOTICE OF PUBLIC MEETING
Zoning Board of Appeals

Town of Chatham
Columbia County
New York

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the Town of Chatham has scheduled a meeting on September 24, 2020 at 7:00 PM via google meets at meet.google.com/vso-pqqv-rue or by phone +1 404-348-4078 PIN: 258 394 067#. The following matters will be discussed at the meeting:

Call meeting to order

Approval of Minutes: June 25th, 2020 meeting

Public Hearing:

Old Business:

New Business:

1. An Application for an Area Variance from Bruce Otto located at 0 Chapel Drive Tax ID#24.9-2-30, to allow an expansion of a non-conforming lot.
2. An Application for an Area Variance from Bronwyn Hannon located at 4669 State Route 66 Tax ID#15.2-1-5, to allow a shed that does not meet set-backs.

Discussion:

Adjournment

Dated September 21, 2020

Erin Reis, Secretary
Zoning Board of Appeals

Town of Chatham
Meeting Minutes September 24, 2020

Zoning Board of Appeals
Final Copy

ZBA Members Present:
Daniel Persing, Chairperson
Christie Ellis
Adrian Ooms
Chris Spencer
Stephen Day
Tal Rappleyea – Town Attorney

Public Present:
Vance Pitkin, Kemp & Bronwyn Hannon
Bruce Otto

The meeting was called to order at 7:03 PM via google meets online. Chairman Persing begins by introducing the members of the Board.

A motion to approve the June 25, 2020 meeting minutes as amended was made by Mr. Ooms with a second from Ms. Ellis, all in favor, motion carried.

New Business:

An Application for an Area Variance from Bruce Otto located at 0 Chapel Drive Tax ID#24.9-2-30, to allow an expansion of a non-conforming lot.

Chairman Persing explains the process for reviewing an application and states this is for an expansion of an already non-conforming lot. Mr. Otto explains there is currently a building on the lot now and what he would like to do by adding an additional residence and a garage and use the current structure as an art studio, and that it appears the current structure does have plumbing, electric and a septic. Ms. Ellis asks about the set-backs of the new structures, Mr. Otto states he is going to have Pete VanAlstyne do a new survey to find the exact property line and will try to meet the 25' side set-back for the house. Ms. Ellis asks if zoning allows the two additional proposed structures, Mr. Rappleyea states that is why the applicant is here before the Board. Chairman Persing states the minimum lot size for Hamlet 2 is 1.5 acres, Mr. Rappleyea states this is a pre-existing lot and the Town does not have a maximum coverage and the density control only applies to new lots. Chairman Persing states to have the new survey done and the Board also needs the SEQRA form completed and then they will review the set-backs and where the septic and wells are or will be, Mr. Otto adds the new well will be in the back of the property. Mr. Rappleyea adds they should also be aware of where the neighbors well and septic are. Ms. Ellis states the topography of the property would be helpful as well. Chairman Persing adds it would be helpful to have photos of the surrounding properties as well. Ms. Ellis states the self-created answer was left blank, Mr. Rappleyea states it is almost always self-created. Chairman Persing states they also need the names of the neighbors within 200' of the property lines.

Motion to determine the application incomplete was made by Mr. Spencer with a second from Ms. Ellis, all in favor, motion carried.

An Application for an Area Variance from Bronwyn Hannon located at 4669 State Route 66 Tax ID#15.2-1-5, to allow a shed that does not meet set-backs.

Chairman Persing states a revision to the placement of the shed, Mr. Hannon explains the shed is on the inside of the fence and they moved it so it would be back 25' from the edge of the road to meet the front set-backs, Ms. Hannon adds that the shed will also not be as tall as depicted in the photo it will be approximately 9'6" tall. Mr. Spencer states the dimensions say 8'x14'11', Ms. Hannon states the cupola is 11', but the roof line is 9'. Chairman Persing asks about the different survey that was submitted showing the placement of the shed, Ms. Hannon states the shed is 1' in from the fence line. Mr. Spencer states the Board will need an updated drawing with the placement of the correct placement of the shed. Ms. Hannon gives a history of the property and that there was a large garage at one time in this location. Chairman Persing states they will need the list of neighbors within 200' of the property lines as well. Mr. Spencer adds they need a revised picture of the blue silhouette from the side and front views.

Motion to determine the application complete was made by Mr. Spencer with a second from Mr. Ooms contingent on the information received prior to the next meeting, all in favor, motion carried.

A motion to adjourn the meeting was made by Mr. Spencer with a second from Ms. Ellis and the meeting adjourned at 7:57 PM.

Daniel Persing, ZBA Chairman
October 19th, 2020

Respectfully submitted by
Erin Reis, ZBA Clerk

NOTICE OF PUBLIC MEETING
Zoning Board of Appeals

Town of Chatham
Columbia County
New York

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the Town of Chatham has scheduled a meeting on October 22, 2020 at 7:00 PM via google meets at meet.google.com/hky-tnyh-yxw or by phone at +1 443-402-5697 PIN: 517 915 939#. The following matters will be discussed at the meeting:

Call meeting to order

Approval of Minutes: September 24th, 2020 meeting

Public Hearing:

1. An Application for an Area Variance from Bronwyn Hannon located at 4669 State Route 66 Tax ID#15.2-1-5, to allow a shed that does not meet set-backs.

Old Business:

1. An Application for an Area Variance from Bruce Otto located at 0 Chapel Drive Tax ID#24.9-2-30, to allow an expansion of a non-conforming lot.

New Business:

Discussion:

Adjournment

Dated October 14, 2020

Erin Reis, Secretary
Zoning Board of Appeals

NOTICE OF PUBLIC MEETING
Zoning Board of Appeals
Town of Chatham
Columbia County
New York

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the Town of Chatham had scheduled a public hearing on October 22, 2020 at 7:00 PM via meet.google.com/hky-tnyh-yxw or by phone at +1 443-402-5697 PIN: 517 915 939#. The following matters will be discussed at the meeting:

1. An Application for an Area Variance from Bronwyn Hannon located at 4669 State Route 66 Tax ID#15.2-1-5, to allow a shed that does not meet set-backs.

Copies of the application materials are available for public review at the Town Hall located at the address specified above during normal business hours - Monday 9 AM to 4PM and Thursday 9 AM to 4 PM.

Dated October 15, 2020

Erin Reis, Secretary
Zoning Board of Appeals

Town of Chatham
Meeting Minutes October 22, 2020

Zoning Board of Appeals
Draft Copy

ZBA Members Present:
Daniel Persing, Chairperson
Christie Ellis
Adrian Ooms
Chris Spencer
Stephen Day
Tal Rappleyea – Town Attorney

Public Present:
Vance Pitkin, Kemp & Bronwyn Hannon

The meeting was called to order at 7:03 PM via google meets online. Chairman Persing explains how a public hearing works and members of the public are allowed to speak for or against the application. The Board then introduces themselves.

Public Hearing:

An Application for an Area Variance from Bronwyn Hannon located at 4669 State Route 66 Tax ID#15.2-1-5, to allow a shed that does not meet set-backs.

Motion to open the Public Hearing at 7:06pm was made by Ms. Ellis with a second from Mr. Ooms, all in favor, motion carried.

Chairman Persing asks if there is anyone from the public that would like to speak, no response.

Motion to close the Public Hearing at 7:07pm was made by Mr. Spencer, with a second from Mr. Day, all in favor, motion carried.

Chairman Persing asks if the Board has any further comments, Ms. Ellis states she really appreciates the different views from the sides. Chairman Persing states the fence appears to be on the neighbors' property, Mr. Hannon states the fence replaced the old fence that was there before them and didn't realize it until they had the survey done and at this point the neighbor seems fine with it. Chairman Persing asks if they had found an iron rod or pin, Mr. Hannon states they did and they moved the shed so it would 1' in from the property line. Ms. Hannon states they also sent in a picture of the iron rod for the record.

Chairman Persing states it is a 9' variance and the Board needs to review the five questions. Chairman Persing asks if this creates an undesirable change to the neighborhood – no. Chairman Persing asks if the benefit can be achieved in another way – the topography of the property makes this the best location for the shed. Chairman Persing asks if the if the variance is substantial – yes, it is about 90%, but that is not detrimental to the variance. Chairman Persing asks if it is self-created – yes, it is, but that's normal.

Ms. Hannon adds there was a building there back in the 1800's. Chairman Persing asks if there is anything more from the Board, no response.

Motion to approve the application for a variance of 1' from the property line was made by Mr. Ooms with a second from Ms. Ellis, all in favor, motion carried.

Other Business:

Chairman Persing states the next meeting is on Thanksgiving and the Board normally does not meet, however the meeting in December would also be on Christmas Eve. The Board agrees if any applications come in to schedule a special meeting on December 10th, 2020.

A Motion to approve the September 24, 2020 meeting minutes as written was made by Mr. Spencer with a second from Mr. Ooms, all in favor motion carried.

A motion to adjourn the meeting was made by Mr. Spencer with a second from Mr. Ooms and the meeting adjourned at 7:32 PM.

Daniel Persing, ZBA Chairman
November 3rd, 2020

Respectfully submitted by
Erin Reis, ZBA Clerk

NO ZBA MTGS

NOV 2020

DEC 2020